037.A	0001	0004.0	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	44,600	/	44,600
USE VALUE:	44,600	/	44,600
ASSESSED:	44,600	/	44,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #: 4

Owner 1:	ARLINGTON HOUSING AUTHORITY	
Owner 2:		
Owner 3:		
Street 1:	730 MASS AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Housing Auth with a Govt. Bldg. Building built about 1962, having primarily Brick Exterior and 650 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
970	0.000	44,600			44,600
Total Card	0.000	44,600			44,600
Total Parcel	0.000	44,600			44,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 68.62 | /Parcel: 68.62

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 125723

GIS Ref

GIS Ref

Insp Date 05/25/18

PREVIOUS ASSESSMENT

Parcel ID 037.A-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	970	FV	44,600	0	.		44,600	44,600	Year End Roll	12/18/2019
2019	970	FV	41,900	0	.		41,900	41,900	Year End Roll	1/3/2019
2018	970	FV	3,300	0	.		3,300	3,300	Year End Roll	12/20/2017
2017	970	FV	3,300	0	.		3,300	3,300	Year End Roll	1/3/2017
2016	903	FV	3,300	0	.		3,300	3,300	Year End	1/4/2016
2015	903	FV	3,300	0	.		3,300	3,300	Year End Roll	12/11/2014
2014	903	FV	3,300	0	.		3,300	3,300	Year End Roll	12/16/2013
2013	903	FV	3,300	0	.		3,300	3,300		12/13/2012

!3093!

PRINT

Date	Time
12/10/20	18:24:24

LAST REV

Date	Time
05/25/18	09:32:48

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3093

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14291-399		5/1/1981		39,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Measured	DGM	D Mann
11/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	125723
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
970	Housing Auth		0		Sq. Ft.	Site		0	0.	0.00	3																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 970 | Housing Auth | Prime NB Desc: ARLINGTON | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	50 - Govt. Bldg.		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	B - Basement
% Own:	0.019280000
Name:	10 - 6022

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.25000000
Const Adj.:	0.85688394
Adj $ / SQ:	85.688
Other Features:	12955
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	68652
Depreciation:	24028
Depreciated Total:	44624

COMMENTS

1962.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	85.69
Special Features:	0	Val/Su Net:	68.62
Final Total:	44600	Val/Su SzAd	68.62

SKETCH

UnSketched SubAreas:
GLA: 650,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	650	85.690	55,697

Net Sketched Area:	650			Total:	55,697
Size Ad	650	Gross Are	650	FinArea	650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

037.A-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	